

Issue	ASTM E 1527-00	Final AAI Rule
User Obligations	The user <i>may</i> perform tasks that will help identify Recognized Environmental Conditions (RECs) on the property, including: (1) checking title records for environmental liens or AULs; (2) communicating specialized knowledge or experience to the EP; (3) communicating reason for lower purchase price; and (4) communicating why the user wants the Phase I ESA.	The user <i>must</i> perform certain activities such as providing (1) information regarding purchase price compared to fair market value; (2) an assessment of commonly known or reasonably ascertainable information; (3) specialized knowledge and (4) information about environmental liens, but is <i>not required</i> to share this information (the additional inquiries) with the EP.
Minimum EP Qualifications	The definition of an EP is very broad - "a person possessing sufficient <i>training and experience</i> necessary to conduct a site reconnaissance, interviews, and other activities [and] <i>having the ability to develop opinions and conclusions...</i> "	EP is defined as "(a) person who <i>possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions</i> regarding the presence of releases or threatened releases sufficient to meet the objectives and performance factors...(b) [and] a combination of professional qualifications and years of full-time relevant experience, ranging from 10 years or more of full-time relevant experience conducting ESAs, to a minimum of a P.E. or P.G.'s license or registration and three years experience."
Shelf Life of the Phase I ESA	A Phase I ESA conducted within the prior 180 days is presume to be valid.	Reports older than one year may be used but will not satisfy AAI. Certain <i>information</i> in the report that is more than six months old must <i>always</i> be updated (regulatory records review, site visit, interviews, specialized knowledge, and environmental liens).
Specialized Knowledge or Experience	The user must communicate any specialized knowledge or experience that it has to the EP.	AAI is not deemed complete unless the assessment takes into account the relevant and applicable specialized knowledge and experience of both the user and the EP.
Purchase Price of the Property	The user should try to explain a reduced purchase price if he or she has actual knowledge that the purchase price is significantly lower than the purchase price of comparable properties.	The user must evaluate whether the purchase price is lower than the fair market value of the property as a result of contamination. However the user is not required to share this information with the EP. An appraisal does <i>not</i> have to be conducted.
Institutional Controls (ICs) and Engineering Controls (ECs) (aka, Activity and Use Limitations (AULs))	The user is encouraged to check recorded land title records for AULs (<i>i.e.</i> , either ICs or ECs).	Both the user and the EP have independent obligations to identify whether AULs (<i>i.e.</i> , either ICs and ECs have been placed on the property).